

Tessa Baird
Karakusevic Carson Architects
The Gymnasium
56 Kingsway Place
Sans Walk
London
EC1R 0LU

Application Ref: **2015/3899/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

28 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
16 - 16A Hatton Square
Business Centre
Baldwins Gardens
London
EC1 7RJ

Proposal:

Variation of condition 3 (details of green roof and green walls) of planning permission 2013/1086/P dated 04/06/2013 (for extensions and alterations to re provide a shop (Class A1), provide additional office space (Class B1a); workshops (Class B1c) and ancillary café), namely to allow the details for the green roof and green walls to be submitted and approved separately.

Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purpose of this decision, Condition No. 3 of planning permission



2013/1086/P dated 04/06/2013 shall be replaced with the following condition:

REPLACEMENT CONDITION

3(a) Full details of the construction, planting and maintenance in respect of the green roof in the areas indicated on the approved drawings shall be submitted to and approved by the local planning authority before work to the ground floor superstructure commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

3(b) Full details of the construction, planting and maintenance in respect of the green walls in the areas indicated on the approved drawings shall be submitted to and approved by the local planning authority before work to the ground floor superstructure commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission

This application seeks to vary condition 3 of planning permission 2013/1086/P dated 04/06/2013 to allow the details for the green roof and green walls to be submitted and approved separately rather than together. This will enable the applicant to submit the details for the green roof whilst the details for the green wall are still being finalised. This would not alter any aspect of the approved scheme and all of the details relating to the green roof and green walls would still need to be approved before work to the ground floor superstructure commences.

Insofar as the green roof and the green walls are separate entities, there is no reason why the Council should need to approve the details of their construction, planting and maintenance concurrently and splitting the condition in the way suggested will not alter the Council's ability to control the proposed methods of construction, planting and maintenance.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account. The application site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character

or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS8, CS11, CS13, CS14, CS15, CS16, CS17 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP1, DP2, DP13, DP16, DP17, DP18, DP19, DP20, DP22, DP23, DP24, DP25, DP26, DP28, DP29, DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 4.1, 4.3, 5.1, 5.2, 5.3, 5.11, 6.1, 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 18-22, 56-66, 93-108 and 126-141 of the National Planning Policy Framework 2012.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment